

Minutes

Planning Committee 3rd December 2019



Present

Councillors	Present	Councillors	Present
J Abbott	Apologies	Mrs I Parker	Yes
K Bowers	Yes	F Ricci	Yes
T Cunningham	Apologies	Mrs W Scattergood (Chairman)	Yes
P Horner	Yes	Mrs G Spray	Yes
H Johnson	Yes	N Unsworth	Apologies
D Mann	Yes	J Wrench	Yes
A Munday	Yes		

55 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

On behalf of Members of the Committee, Councillor Mrs W Scattergood, the Chairman of the Planning Committee, declared a joint non-pecuniary interest in Application No. 19/00679/REM - land West of Kelvedon Station, Station Road, Kelvedon as Mr Matthew Wood, who was speaking at the meeting during Question Time, was a former employee of Braintree District Council and he was known to some of them.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Application No. 19/01589/FUL - The Cottages, Bures Road, Lamarsh as Braintree District Council's representative on the Dedham Vale and Stour Valley Partnership which had submitted a representation about the application. Councillor Mrs Scattergood stated that she had not been involved with the determination of the Partnership's comments. Councillor Mrs Scattergood stated also that Councillor Nigel Aulton, Chairman of Alphamstone and Lamarsh Parish Council, who was speaking at the meeting during Question Time, was known to her in her capacity as Braintree District Ward Councillor for Stour Valley South.

In accordance with the Code of Conduct, Councillors remained in the meeting, unless stated otherwise, and took part in the discussion when the applications were considered.

56 **MINUTES**

DECISION: That the Minutes of the meeting of the Planning Committee held on 19th November 2019 be approved as a correct record and signed by the Chairman.

57 **QUESTION TIME**

INFORMATION: There were seven statements made about the following matters. Those people who had registered to speak about a planning application spoke immediately prior to the consideration of the application:-

Application No. 18/00549/OUT - land between Long Green and Braintree Road, Long Green, Cressing

Application No. 19/00679/REM - land West of Kelvedon Station, Station Road, Kelvedon

Application No. 19/01004/FUL - land adjacent to 1 Bulmer Tye, Bulmer

Application No. 19/01589/FUL - The Cottages, Bures Road, Lamarsh

Application No. 19/01616/FUL - land West of A131, London Road, Great Notley

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

58 **PLANNING APPLICATIONS APPROVED**

DECISION: That the undermentioned planning applications be approved under the Town and Country Planning Act 1990, including Listed Building Consent where appropriate, subject to the conditions and reasons contained in the Planning Development Manager's report, as amended below. Details of these planning applications are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01004/FUL (APPROVED)	Bulmer	Mr H Ford	Proposed 2 no. semi-detached dwellings, land adjacent to 1 Bulmer Tye.

The Committee approved this application, subject to an additional Condition as follows:-

Additional Condition

8. Prior to construction above ground level, details of the location and design of refuse bins, recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to the first occupation of each respective unit of the development and thereafter so maintained.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01589/FUL (APPROVED)	Lamarsh	Mr Douglas O'Neill	Demolition of an existing two storey dwelling and associated outbuildings and the construction of a proposed two storey dwelling and single storey outbuilding with associated landscape works, The Cottages, Bures Road.

The Committee approved this application, subject to an additional Condition as follows:-

Additional Condition

10. No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Councillor Nigel Aulton, representing Alphamstone and Lamarsh Parish Council, attended the meeting and spoke against this application.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/01616/FUL (APPROVED)	Great Notley	Miss Emma Gladwin (Agent)	Engineering works to re-level the site to provide building plots and the construction of three roads to link into the strategic infrastructure (subject to separate planning application reference 19/01525/FUL), land West of A131, London Road.

59 **SECTION 106 AGREEMENT**

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*19/00679/REM (APPROVED)	Kelvedon	Mr Phillip Wright	Application for approval of reserved matters following outline approval 17/00418/OUT - Application for outline planning permission with some matters reserved - Proposal for up to 250 new dwellings with all matters reserved except the means of access from the public highway which is proposed via an improved access off Coggeshall Road, including the demolition of two properties (Kings Villas) to facilitate the access - Phase 1 (2 units) - Details of appearance, landscaping, layout and scale, land West of Kelvedon Station, Station Road.

DECISION: That, subject to

- (1) The Council confirming in writing the approval of details submitted to discharge Condition No. 23 of planning permission 17/00418/OUT;
- (2) The applicant entering into a suitable legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) requiring the applicant to provide ecological mitigation by making a financial contribution of £122.30 per dwelling for delivery of visitor management at the Dengie and Blackwater Estuary Special Protection Area and Ramsar sites, if this is appropriate at the time that these Reserved Matters are approved;

the Planning Development Manager be authorised to grant planning permission for the above development in accordance with the approved plans and the conditions and reasons set out in the report. Alternatively, in the event that a suitable planning obligation is not agreed within three calendar months of the Planning Committee's decision, the Planning Development Manager be authorised to refuse planning permission. Details of this planning application are contained in the Register of Planning Applications.

60 **PLANNING APPLICATION REFUSED**

DECISION: That the undermentioned planning application be refused for the reasons contained in the Planning Development Manager's report. Details of this planning application are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*18/00549/OUT (REFUSED)	Cressing	Begin Braintree Ltd	Outline application with some matters reserved, for residential development of up to 250 dwellings with access considered, land between Long Green and Braintree Road, Long Green.

Councillor Mrs Susan Simpson, representing Cressing Parish Council, attended the meeting and spoke against this application.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the office of the Planning Development Manager, Council Offices, Causeway House, Bocking End, Braintree, Essex CM7 9HB.

(Where applications are marked with an * this denotes that representations were received and considered by the Committee).

The meeting closed at 8.52pm.

Councillor Mrs W Scattergood
(Chairman)